

FOR SALE

2931 REDONDO, LONG BEACH, CALIFORNIA

\$6,500,000



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Voit
REAL ESTATE SERVICES

EXECUTIVE SUMMARY

2931 Redondo Ave is an excellent 21,384 square foot office/flex building in the Long Beach Airport Market. The market features high-tech, aerospace, industrial, medical, and general office uses. It is surrounded by restaurant and retail amenities. It is also very close to all levels of employee housing from coastal communities in Long Beach to up and coming Signal Hill.





PROPERTY FEATURES

BUILDING SIZE	21,384 SF
LAND SIZE	29,185 SF
GROUND LEVEL	10,692 SF
UPPER LEVEL	10,692 SF
YEAR BUILT	1982 / Renovated 2017
CONSTRUCTION TYPE	III Non-Sprinklered
ZONING	LBIG Globemaster Corridor
LOADING	2 Ground Level Possible
PARKING	54 Cars
POWER	800 Amps
PRIVATE OFFICES	55
CONFERENCE ROOMS	3
BULLPENS	2
STORAGE	6
RESTROOMS	4
KITCHENS	2



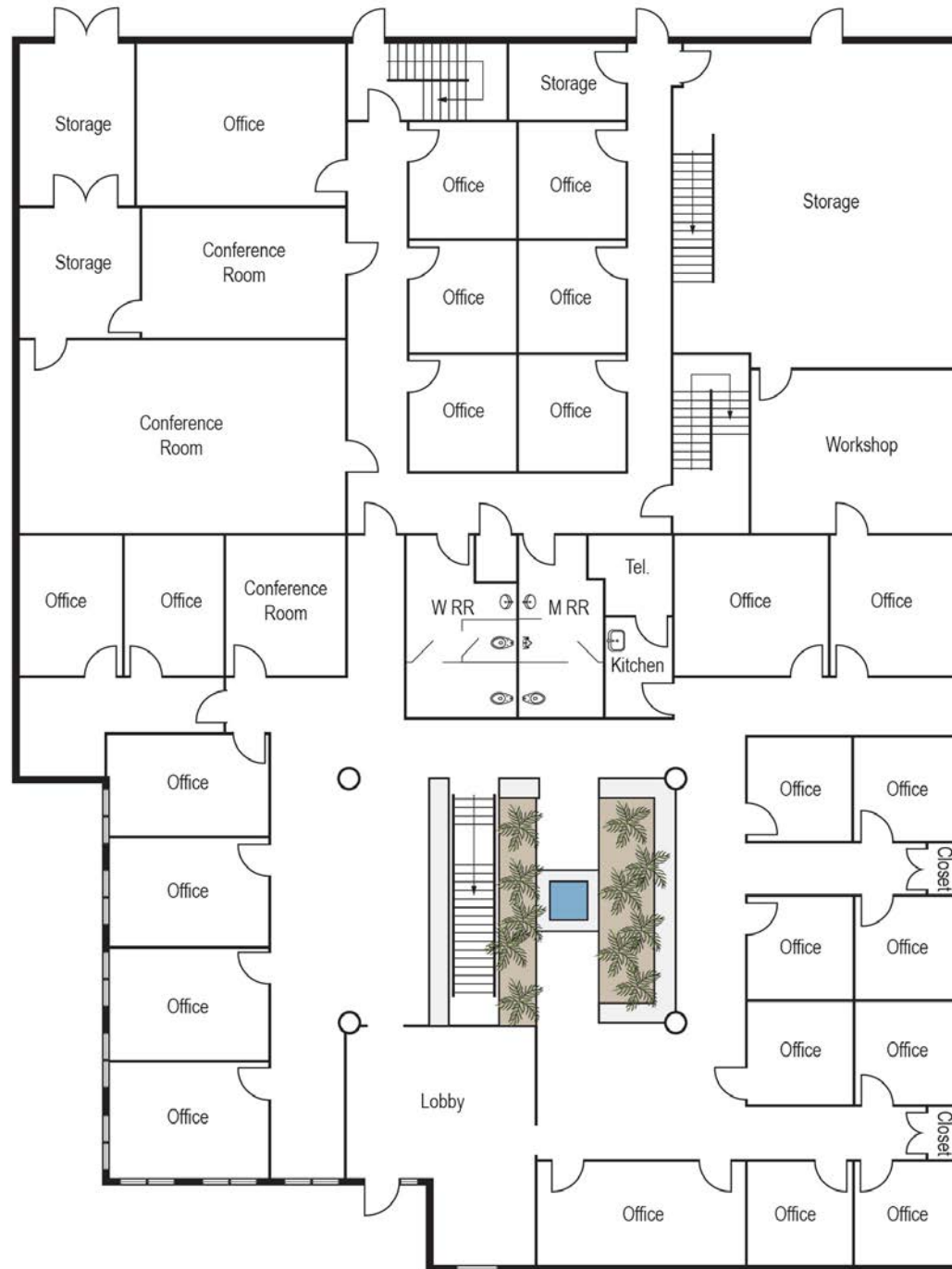
INVESTMENT HIGHLIGHTS

- Freestanding Flex Building
- Beautiful Atrium
- Mix of Private offices, conference, bullpen, and storage
- Top Building Signage
- Corporate neighbors including: City of Long Beach, Office Depot, Scan Health, Gulfstream, Virgin Orbit, Spinlaunch, Relativity Space, Mercedes
- Immediate Access to Long Beach Airport and 405 Freeway
- Great Location Situated between LA and Orange County



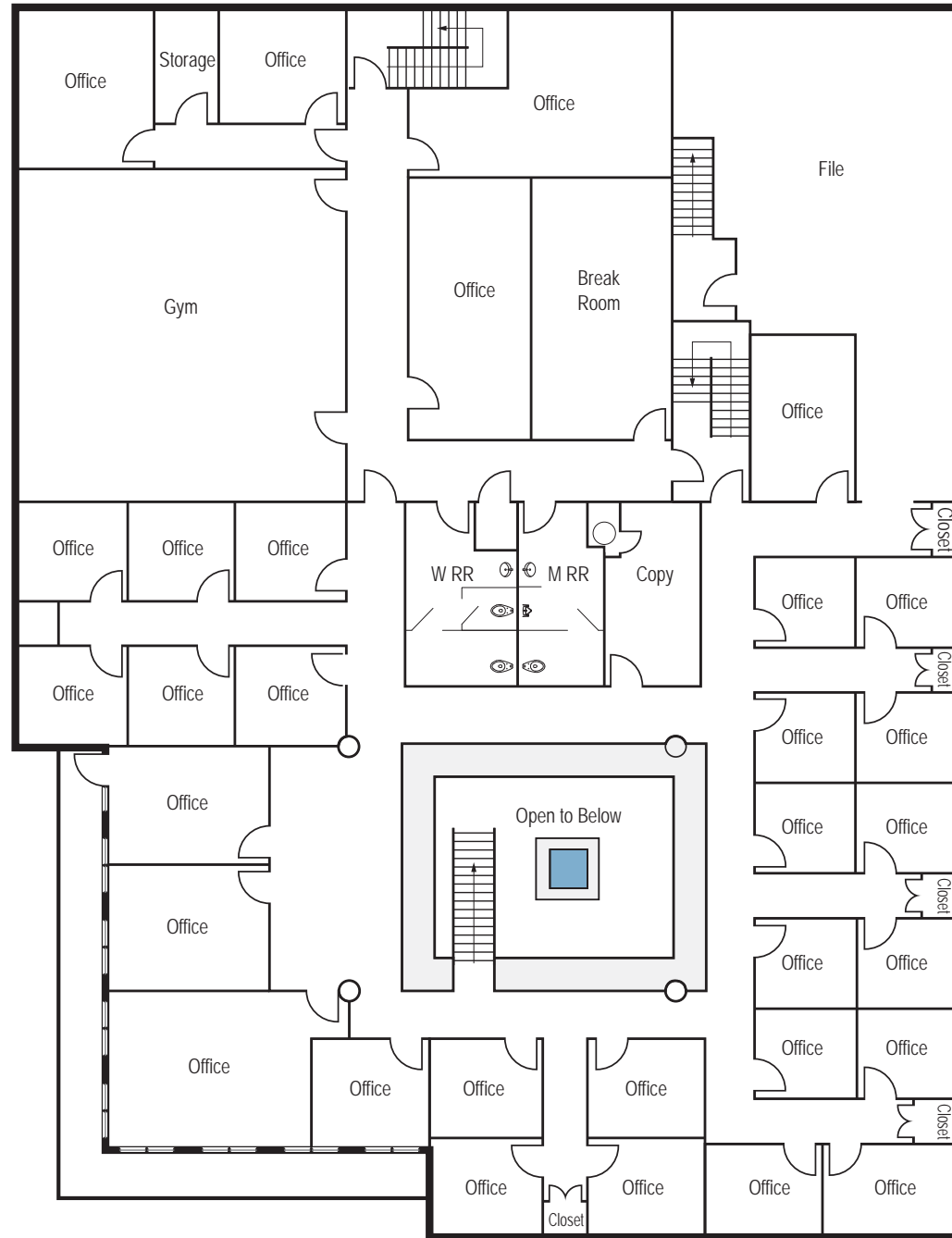
FLOOR 1

±10,692



FLOOR 2

±10,692



GLOBEMASTER CORRIDOR SPECIFIC PLAN



A specific plan is a document designed to implement the goals and policies of the General Plan. It goes beyond traditional zoning by providing tailored development standards, infrastructure requirements, and implementation measures for the development of a specific geographic area. The GCSP provides the planning and regulatory framework for guiding future development and attracting quality jobs to the 437-acre GCSP area located in the City of Long Beach near the Long Beach Airport (See Figures 1-1 and 1-2).

The City has prepared the GCSP as part of a comprehensive transition program in the wake of the closure of the Boeing C-17 Globemaster military aircraft production facility located within the plan area. The transition program is a three-track program designed to address economic development planning, land use and infrastructure planning, and assistance to impacted defense firms and workers. The City determined that a specific plan was the appropriate tool, compared to the outdated Planned Development Districts, to help advance each of these initiatives holistically by providing a strategic planning framework for attracting quality industries; replenishing jobs; and improving the character, design, and functionality of the plan area.

The GCSP provides a description of existing conditions in the plan area; a community vision, goals, and policies; a land use and mobility plan; development regulations and design guidelines; infrastructure requirements; and implementation strategies.

“ Building on the legacy of the Boeing aircraft manufacturing industry, the Globemaster Corridor Specific Plan will be a twenty-first century employment district that becomes a destination for leading-edge firms to leverage its local, regional and global transportation connections and amenities in the center of Long Beach. ”



LONG BEACH

Long Beach, once a turn-of-the-century resort, is a thriving city driven by aerospace, health care, and tourism industries. Named for its lovely seven-mile-long beach, Long Beach is the 7th largest city in the State of California and covers an area 30 minutes southeast downtown Los Angeles that is approximately 52 square miles.

Long Beach residents enjoy Southern California's Mediterranean climate and proximity to the ocean. The area offers some of the best health care, higher education, restaurants, and entertainment. With a lifestyle that is part seaside resort and part urban sophisticate, Long Beach residents know that they have the best of both worlds. The city, scheduled to host Olympics events at its world-class bayfronts and marinas in 2028, is poised to become an international destination.

Long Beach is home to the Port of Long Beach, putting the city among Southern California's leading commercial hubs. The Port is the second-busiest container seaport in the United States, handling trade valued at more than \$194 billion annually and supporting 2.6 million trade-related jobs across the nation, more than 575,000 of which are in Southern California. The city's robust growth in recent years reflect its affordable real estate, business-friendly municipality and access to a young and educated workforce.

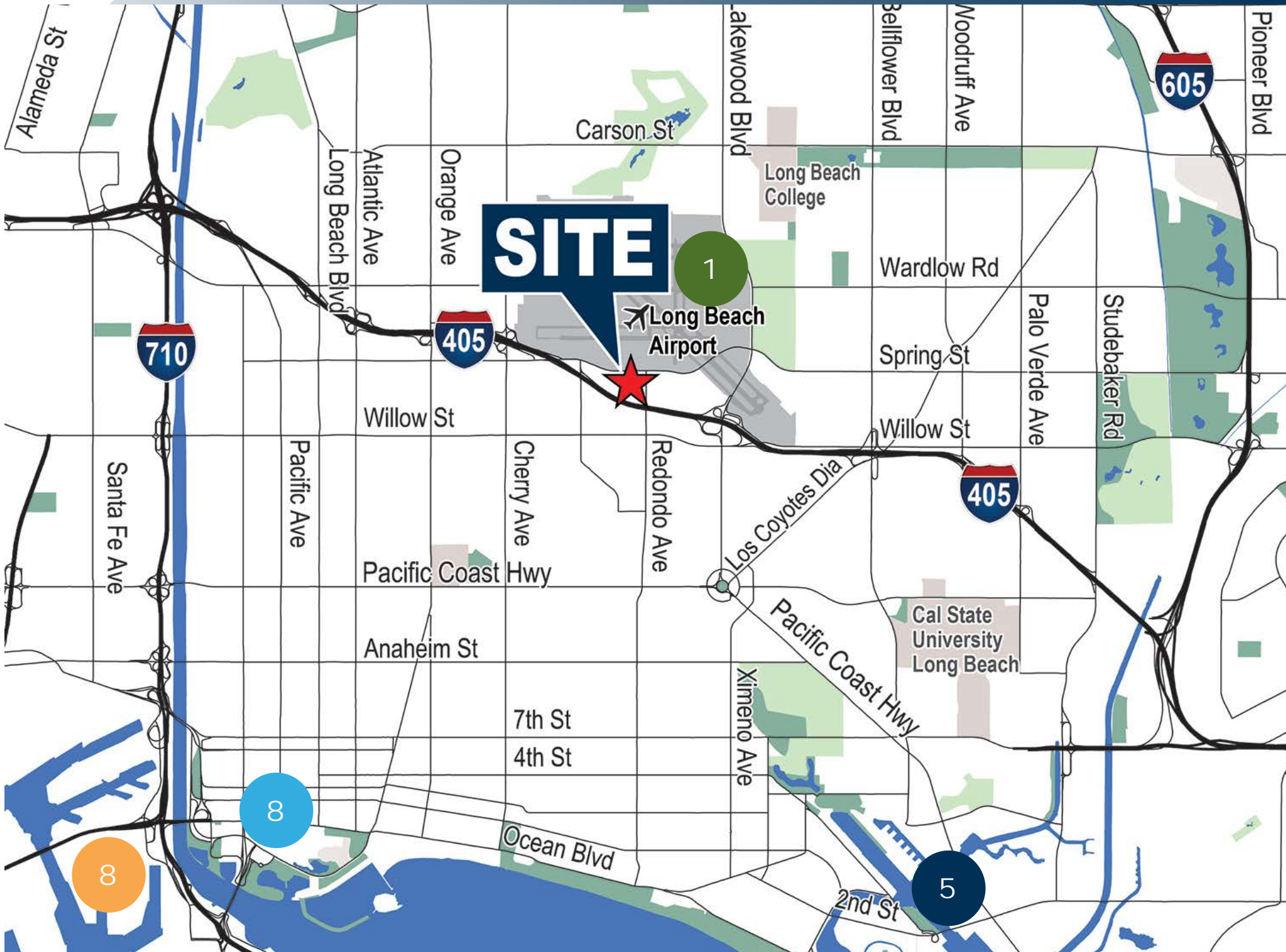


DOWNTOWN LONG BEACH 8 MILES

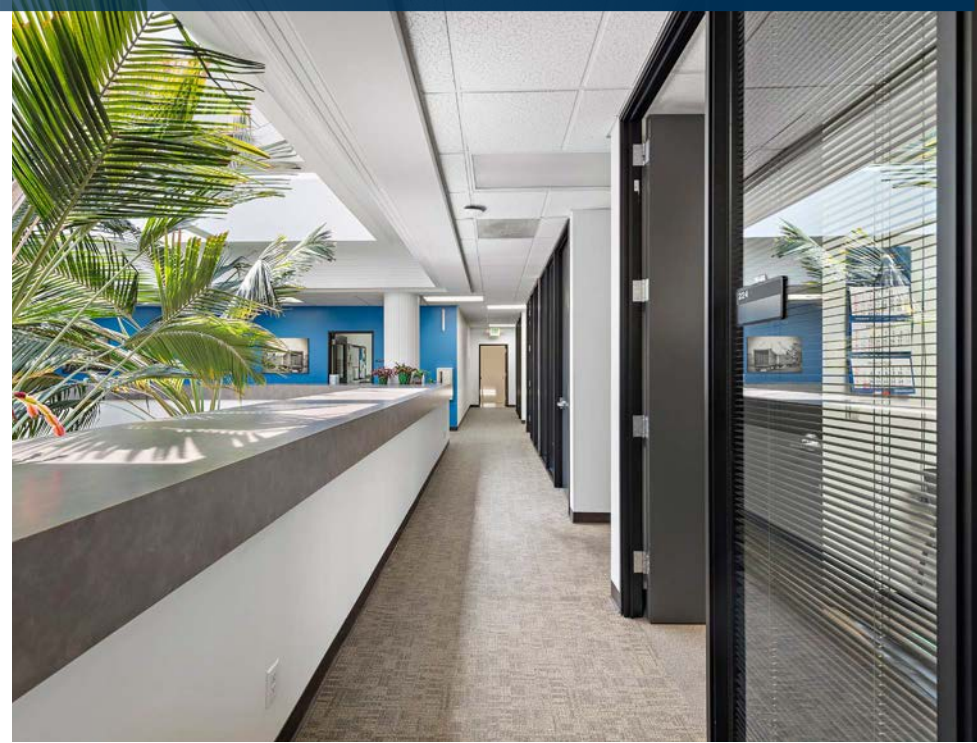
PORT OF LONG BEACH 8 MILES

LONG BEACH AIR PORT 1 MILES

2ND & PCH SHOP, DINE, ENTERTAINMENT 5 MILES











long beach airport

SITE



Spring St

Skylinks at Long Beach



Wardlow Rd

Clark Ave

Bellflower Blvd

Spring St



Cherry Ave



Temple Ave



Willow St



Willow St

SOUTHERN CALIFORNIA EDISON

FedEx

Redondo Ave



Lakewood Blvd



23rd St

Stearns Champions Park



Stearns St



Los Coyotes Diagonal



Wardlow Rd



TESLA

Jeep



Office DEPOT

PETSMART

COSTCO WHOLESALE



STAY AMERICA

STAYBRIDGE SUITES



UNITED STATES POSTAL SERVICE

Stearns St

Wendy's

LAZY ACRES natural market

TJ-maxx

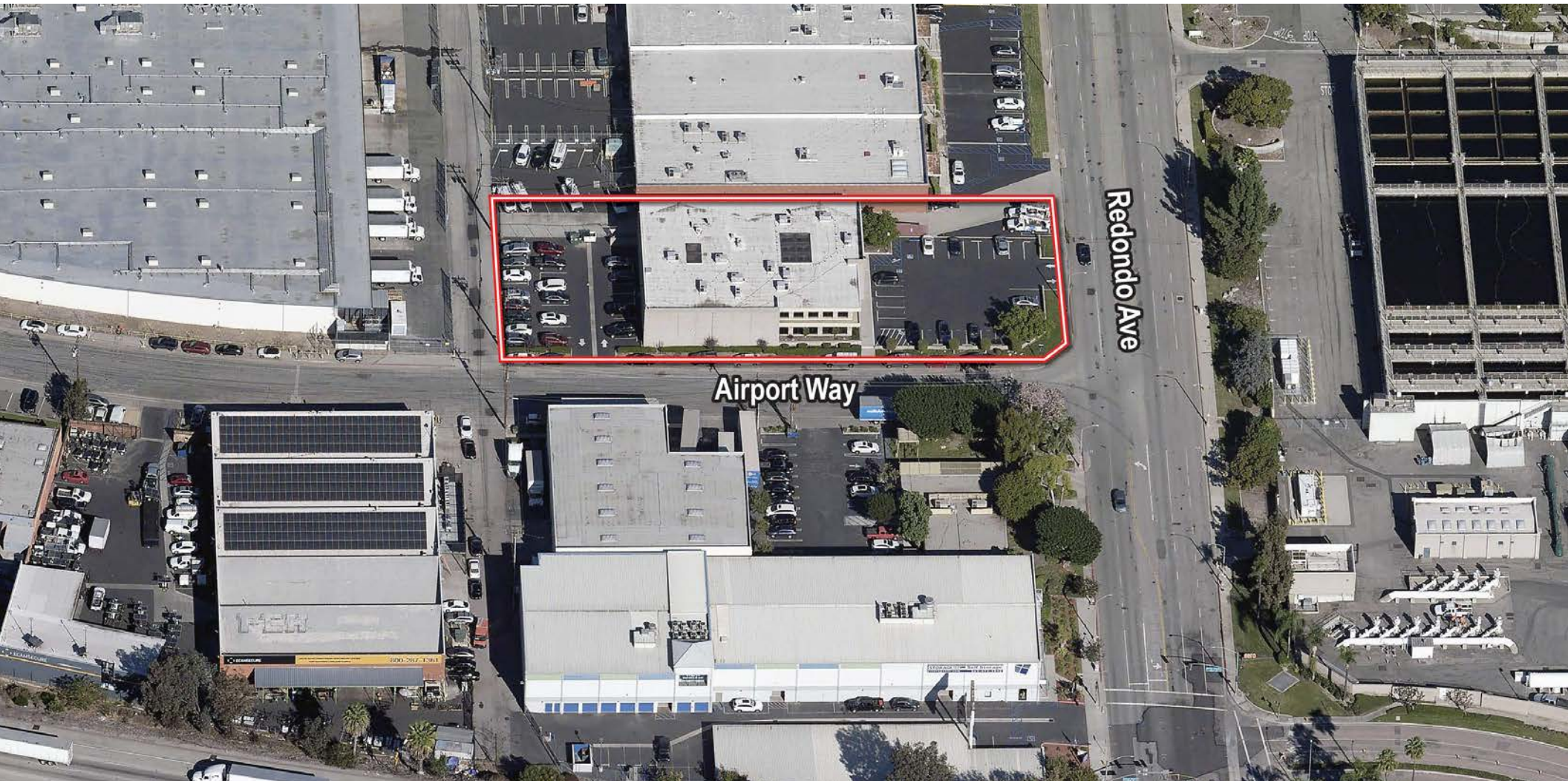
CVS pharmacy

LA FITNESS



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